

37 Am. Jur. 2d Fraud and Deceit § 156

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Fraud and Deceit

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IV. False Representations

G. Representations and Statements as to Particular Matters

2. Title, Location, Quantity, and Quality of Property

a. Title, Ownership, and Encumbrances

(2) Transactions Involving Real Estate

§ 156. Ownership by third person

[Topic Summary](#) | [Correlation Table](#) | [References](#)

West's Key Number Digest

West's Key Number Digest, [Fraud](#) 27, 28

Trial Strategy

[Real-Estate Purchaser's Recovery of Damages in Tort for Fraudulent Misrepresentation of Quantity of Land Sold, 61 Am. Jur. Proof of Facts 3d 411](#)

Where one induces another through false and fraudulent representations to execute a contract for the purchase of real property assertedly owned by a third person, there is a cause of action in fraud for damages sustained where the third person has no right to convey the property.¹ False representations that the representor's personal property is owned by a third person are also actionable.²

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Footnotes

¹ [Fisher v. Heer, 259 A.D. 952, 20 N.Y.S.2d 147 \(3d Dep't 1940\).](#)

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